

~~the public alley next north of and parallel to West Columbia Avenue; North Ashland Avenue; West North Shore Avenue; and the public alley next west of and parallel to North Ashland Avenue,~~

~~to those of an RS3 Residential Single-Unit (Detached House) District and a corresponding use district is hereby established in the area above described.~~

~~SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.~~

Reclassification Of Area Shown On Map Number 17-I.

(As Amended)

(Application Number 14778)

IPD 631, 99

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development Number 631 symbols and indications as shown on Map Number 17-I in the area bounded by:

West Touhy Avenue; a line 187.60 feet west of North Western Avenue; the 16 foot public alley; a line 346.0 feet west of and parallel to North Western Avenue; West Fitch Avenue; and a line 575.86 feet west of and parallel to North Western Avenue,

to those of an Institutional Planned Development and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements attached to this ordinance read as follows:

Institutional Planned Development Number 631, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 631, as amended (the "Planned Development") consists of approximately eighty thousand four hundred eighty-three (80,483) square feet (one and eighty-four hundredths (1.84) acres net site area) of real property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by 2427 Touhy Avenue L.L.C. (the "Applicant").
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Plan of Development. Any dedication or vacation of streets or alleys, or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assigns and grantees and approval by the City Council.
3. The requirements, obligations and conditions applicable within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the owners of the Property within the Planned Development, the legal titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0500 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant or the owners of all Property within the Planned Development for purposes of control and management of any portion of the Planned Development. Notwithstanding the foregoing, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interest or obligation herein.
4. This Plan of Development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; an Existing Planned Development Boundary and Property Line Map; a Planned Development Property Line and Boundary Map; a Site Plan; Landscaped

Plans; and Building Elevations, all prepared by SAS Architects & Planners, Inc. dated December 15, 2005. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development. This and no other zoning controls shall apply to the Property.

5. The Property within the Planned Development is as indicated on the Planned Development Boundary and Property Line Map. Subject to the Bulk Regulations and Data Table, the following uses are permitted on the Property under this Planned Development: nursing home, and senior supported living facility for the elderly, accessory parking, accessory uses.
6. Temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. Identification and business signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development.
8. Any service drive or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of Chicago and the regulations of the Chicago Department of Transportation at the time of construction. Ingress and egress shall be provided in substantial compliance with the Site Plan and no further approvals shall be required for such ingress and egress plan. Closure of all or any part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for work in the public way and in accordance with the Municipal Code of the City of Chicago.
9. In addition to the maximum height of any building or any appurtenance attached thereto, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R.

calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.

11. Improvements of the Property including on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and the Bulk Regulations and Data Table attached hereto and made a part hereof. Landscaping shall be installed and maintained at all times in accordance with the Site Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the Property. Therefore, at the time when building permits are sought, the plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for Persons with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities to promote the highest standard of accessibility.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of natural resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain all buildings located within this Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating.
14. The zoning of the Property shall remain Institutional Planned Development Number 631, as amended, regardless of the timing of the start of construction.

[Existing Zoning and Land-Use Map; Property Line and Planned Development Boundary Map; Landscape Development Plan; Building Elevations; and First Floor and Site Plan referred to in these Plan of Development Statements printed on pages 74001 through 74006 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Institutional Planned Development Number 631, As Amended.**Bulk Regulations And Data Table.*

Gross Site Area	=	Net Site Area	+	Area Remaining In Public Right-Of-Way:
100,898 square feet (2.32 acres)	=	80,483 square feet (.78 acres)		
Maximum Permitted Floor Area Ratio:		2.0		
Maximum Number of Dwelling Units:				
Nursing Beds:		312		
Senior Support Living:		84		
Total:		396		
Minimum Setbacks:		Per Site Plan		
Maximum Site Coverage:		In accordance with the Site Plan		
Minimum Number of Off-Street Parking Spaces:				
Nursing Facility:		40		
Supportive Living:		39		
Total:		79		
Minimum Number of Off-Street Loading Spaces:				
Nursing:		1		
Supportive Living:		1		
Total:		2		
Maximum Building Height:		In accordance with the Building Elevations.		

Zoning

- Single-Family Detached
- Office
- Industrial
- Community Development
- Professional/Service/Office
- Community Center
- Community Office
- Community Residential
- Light Industrial
- Medium Density Residential
- Waste Transfer Station
- Water
- City Boundary

Legend

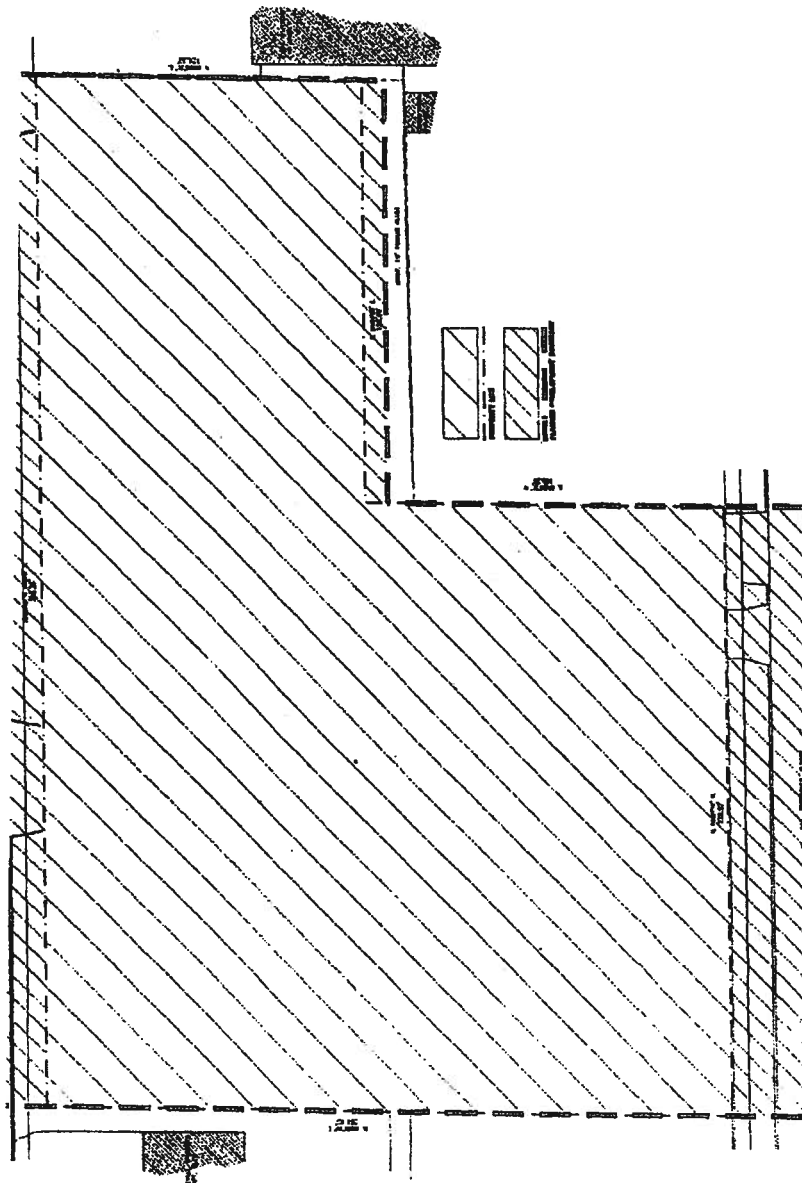
- Water
- Parks
- City Boundary
- Unincorporated

Indian Boundary

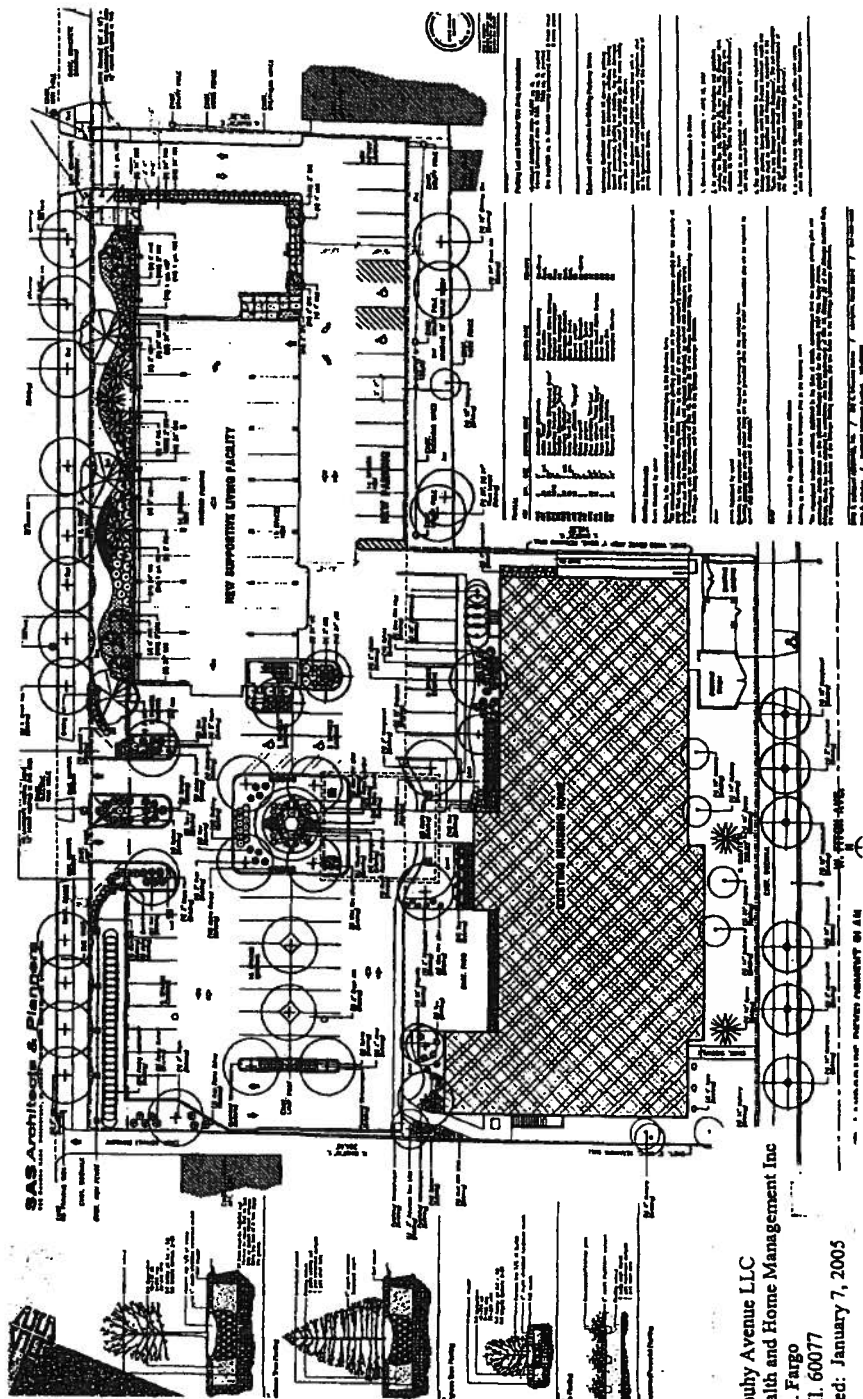
Zoning Data reflects all ordinances passed prior to August 26, 2004.

Copyright (c) 2004, City of Chicago

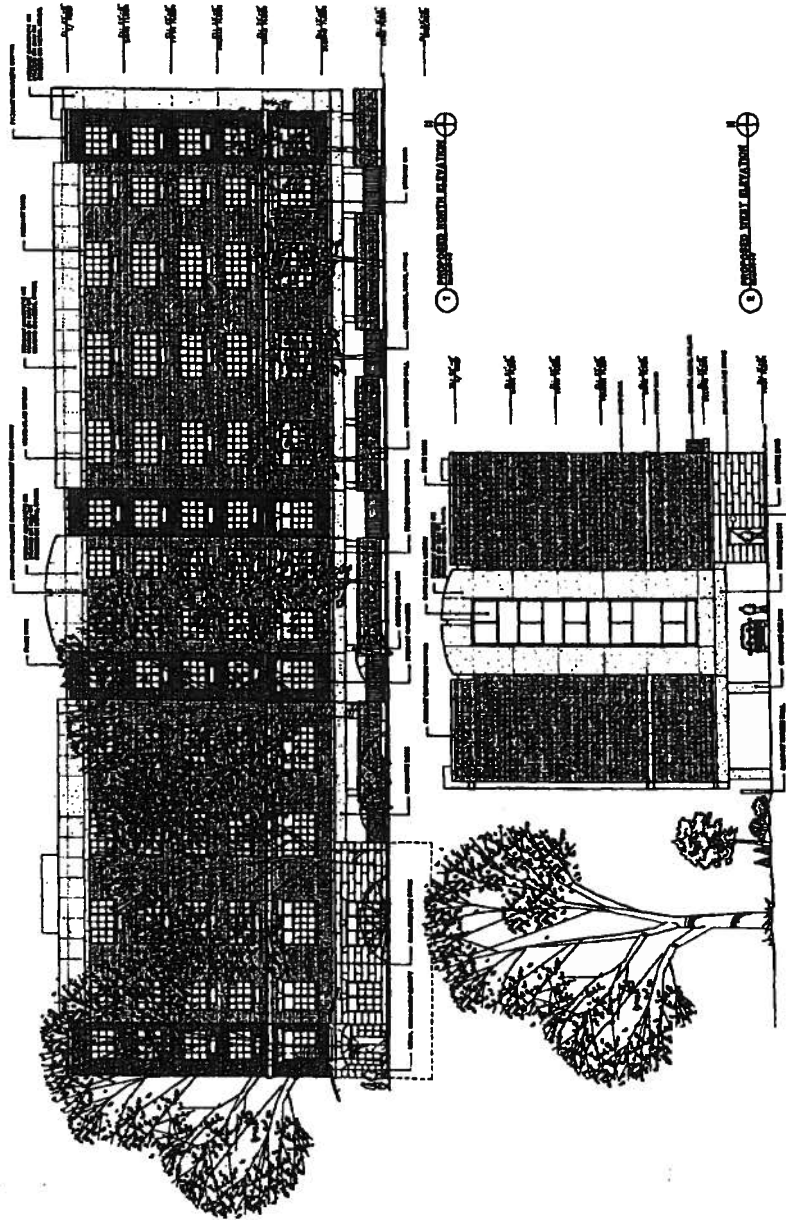
Property Line And Planned Development Boundary Map.



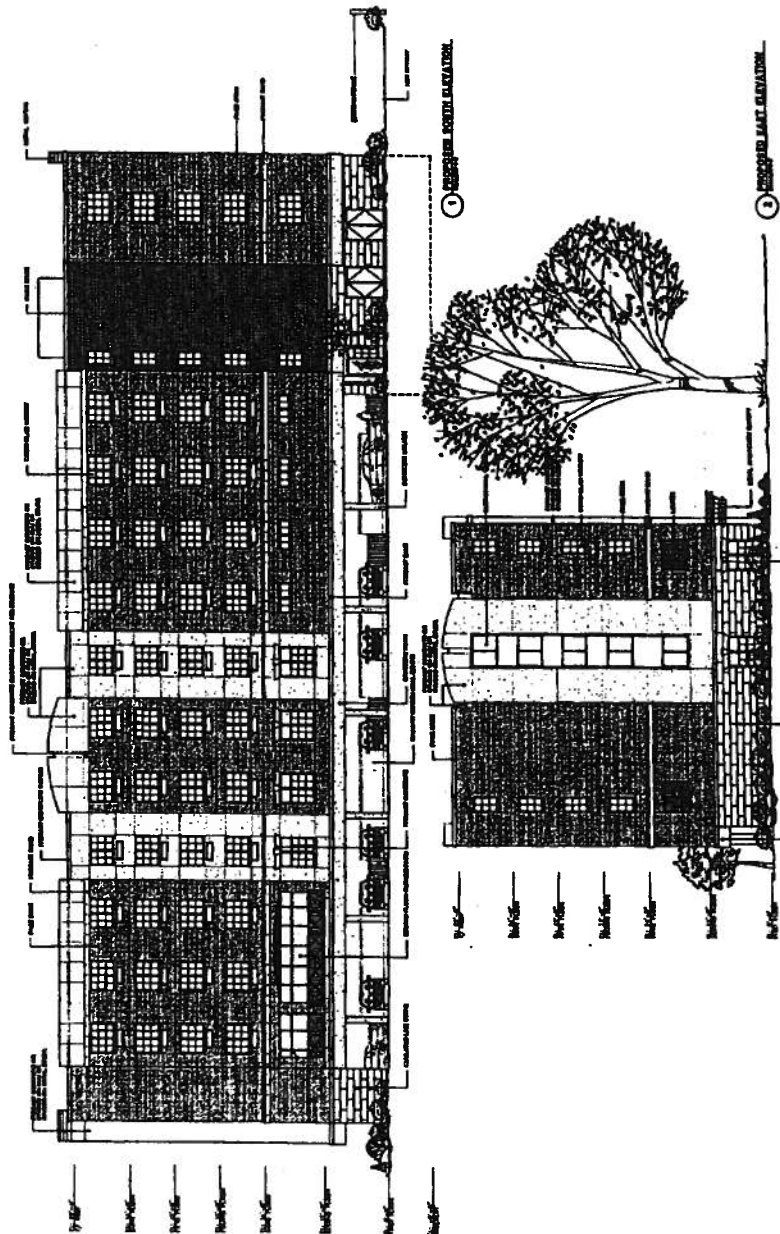
Landscape Development Plan.



North And West Building Elevations.



South And East Building Elevations.



3/19/97

UNFINISHED BUSINESS

42151

11960

West Touhy Avenue; North Sheridan Road; a line 135.18 feet south of West Touhy Avenue; and an alley next west of and parallel to North Sheridan Road,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 17-H.
(Application Number A-3622)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map Number 17-H in the area bounded by:

the alley next north of and parallel to West Arthur Avenue; the alley next west of North Clark Street; the alley next south of West Arthur Avenue; and North Ravenswood Avenue,

to those of an R2 Single-Family Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 17-I.
(Application Number 11960)*

IPD 631

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District and R4 General Residence District symbols and indications as shown on Map Number 17-I in the area bounded by:

11960

a 124.3 foot line commencing south from West Touhy Avenue, 187.6 feet west of and parallel to North Western Avenue; a line 124.3 feet south of and parallel to West Touhy Avenue; a line commencing south from a point 124.3 feet south of West Touhy Avenue, 346 feet west of and parallel to North Western Avenue; West Fitch Avenue; a line 388.26 feet west of and parallel to North Western Avenue; and West Touhy Avenue,

to those of an Institutional Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development Number 631.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately eighty thousand four hundred ninety-eight (80,498) square feet (\pm one and eighty-five one-hundredths (1.85) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Glencrest Real Estate & Development, L.L.C..
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant, its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at

the time of applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

4. This Plan of Development consists of thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan (the "Site/Landscape Plan") and Building Elevations prepared by Shayman, Salk, Arenson, Sussholz & Company dated February 13, 1997 attached hereto. Full size copies of the Site/Landscape Plan and the Building Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted in the area delineated herein as an Institutional Planned Development:

Housing and nursing homes for elderly persons, including commissary facilities for the exclusive use of tenants and employees, accessory parking and accessory uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction signs, also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of four percent (4%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to

provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.

9. In addition to the maximum heights of the buildings, structures and any appurtenance attached thereto prescribed in this Planned Development, the height of the improvements and any appurtenance attached thereto also shall be subject to height limitations as certified and approved by the Federal Aviation Administration.
10. All improvements on the Property, including the on-site landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and the Building Elevations. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance. The Applicant agrees to remove the two (2) existing billboards on the Property within twelve (12) months from the effective date of this Planned Development ordinance.
11. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
12. The requirements of this Planned Development may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of these statements by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
13. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within ten (10) years

following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire, provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this subsection, then the zoning of the Property shall automatically revert to its preexisting B4-2 Restricted Service District and R4 General Residence District classifications.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 42157 through 42161 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development Number 631.

Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area, 100,898 square feet (\pm 2.32 acres) = Net Site Area, 80,498 square feet (\pm 1.85 acres) + Area Remaining in Public Right-of-Way, 20,400 square feet (\pm .468 acres)

Maximum Permitted Floor Area
Ratio:

1.2.

Setbacks from Property Line:

In substantial conformance with
the Site/Landscape Plan.

Maximum Percentage of Site
Coverage:

In substantial conformance with
the Site/Landscape Plan.

Maximum Number of Beds:

348.

Minimum Number of Off-Street
Parking Spaces:

74 spaces.

Minimum Number of Off-Street
Loading Berths:

1.

Maximum Building Height
(eastern building):

In substantial conformance with
the Building Elevations.

*Reclassification Of Area Shown On Map Number 28-G.
(Application Number 11985)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map Number 28-G in the area bounded by:

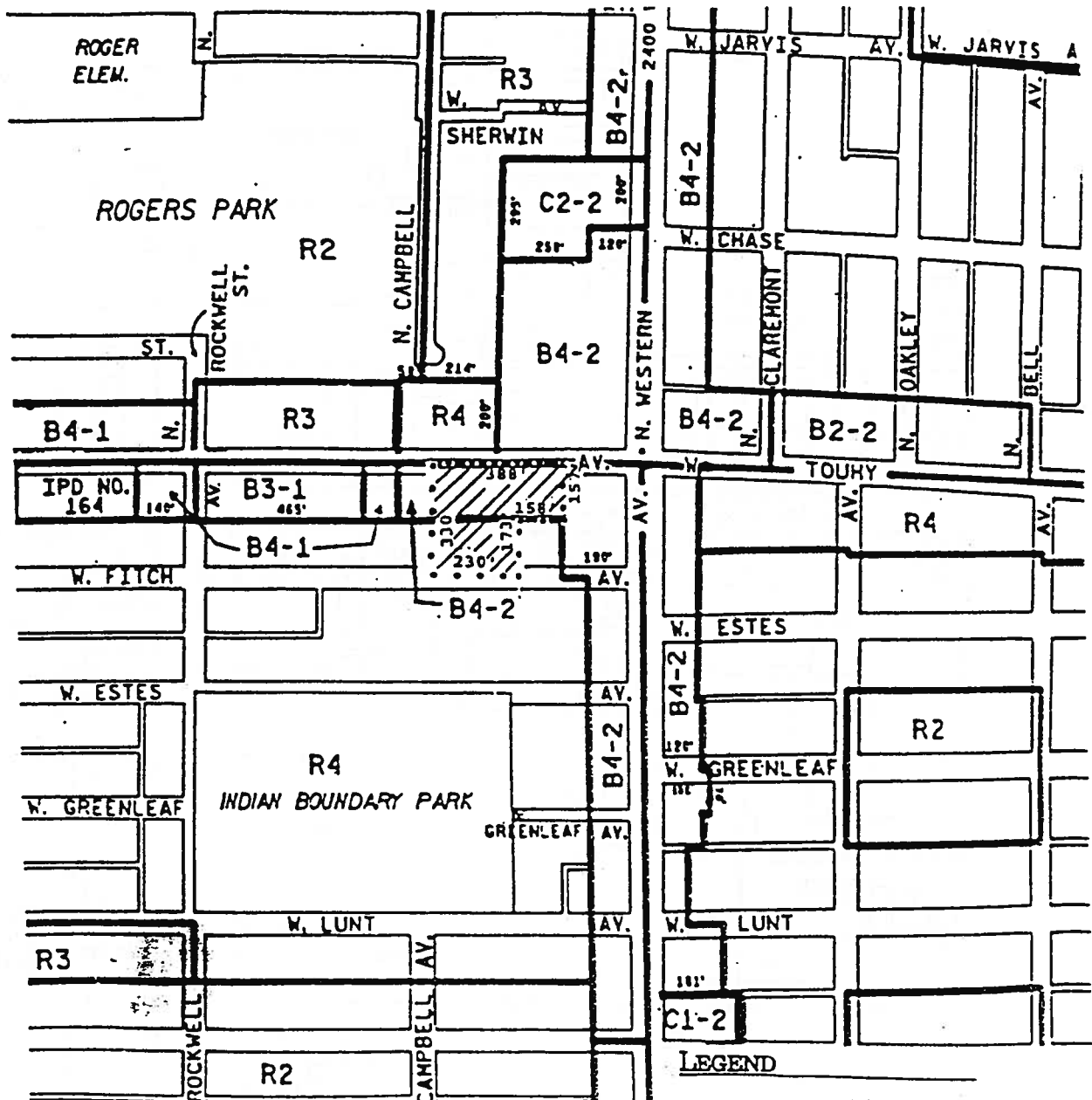
the alley next north of and parallel to West 119th Street; a line 58 feet east of South Sangamon Street; West 119th Street; and South Sangamon Street,

to those of an R3 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

(Continued on page 42162)

Existing Zoning Map.



Applicant: Glencrest Real Estate
& Development, L.L.C.
7370 North Cicero Avenue
Lincolnwood, Illinois 60646

Date: November 13, 1996
Revised: February 13, 1997

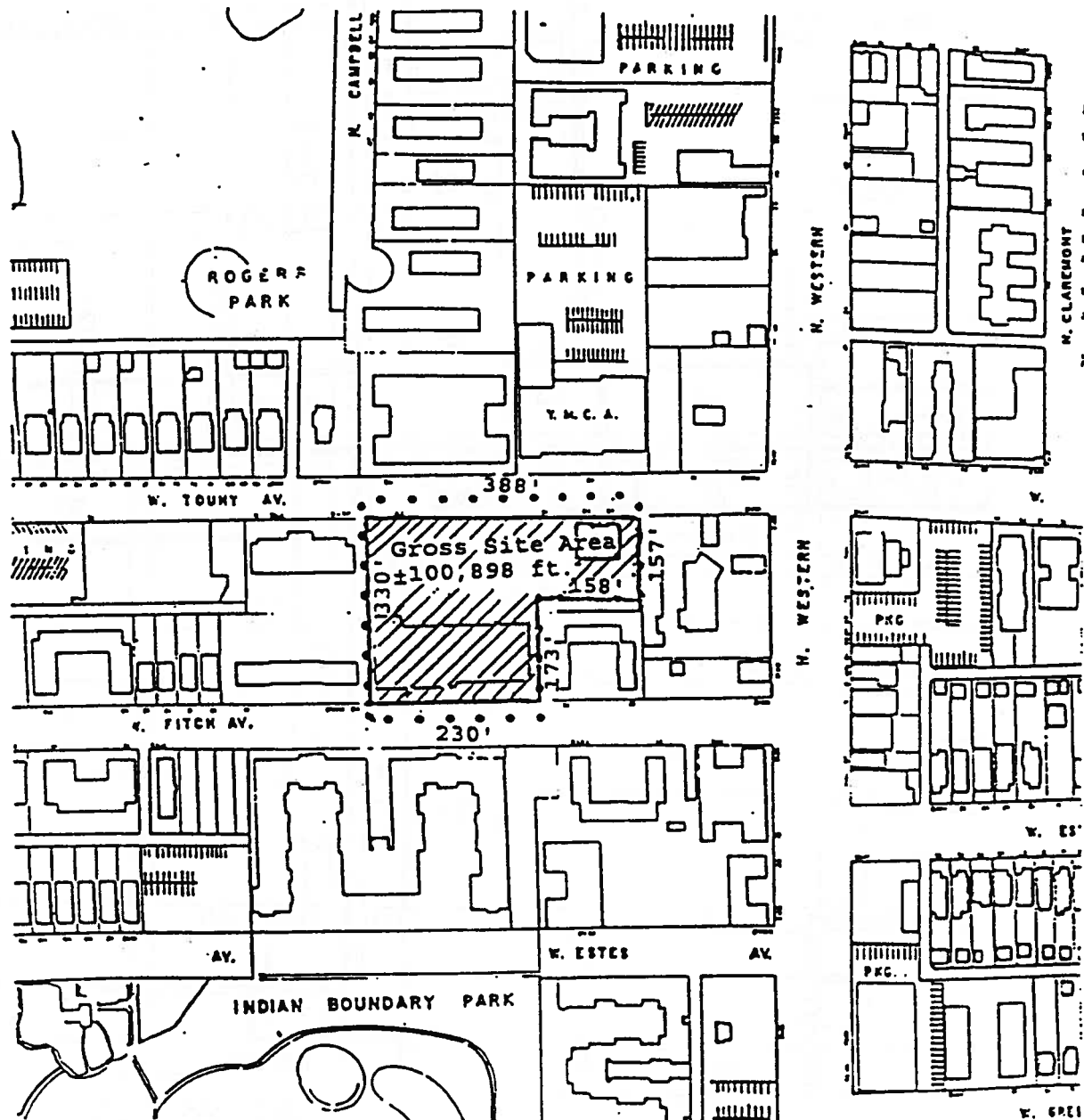
LEGEND

Subject Property

Zoning Boundaries

Subject Property ±80,498 ft.²

Planned Development Boundary And Property Line Map.



Applicant: Glencrest Real Estate
& Development, L.L.C.
7370 North Cicero Avenue
Lincolnwood, Illinois 60646

Date: November 13, 1996
Revised: February 13, 1997

LEGEND

Subject
Property

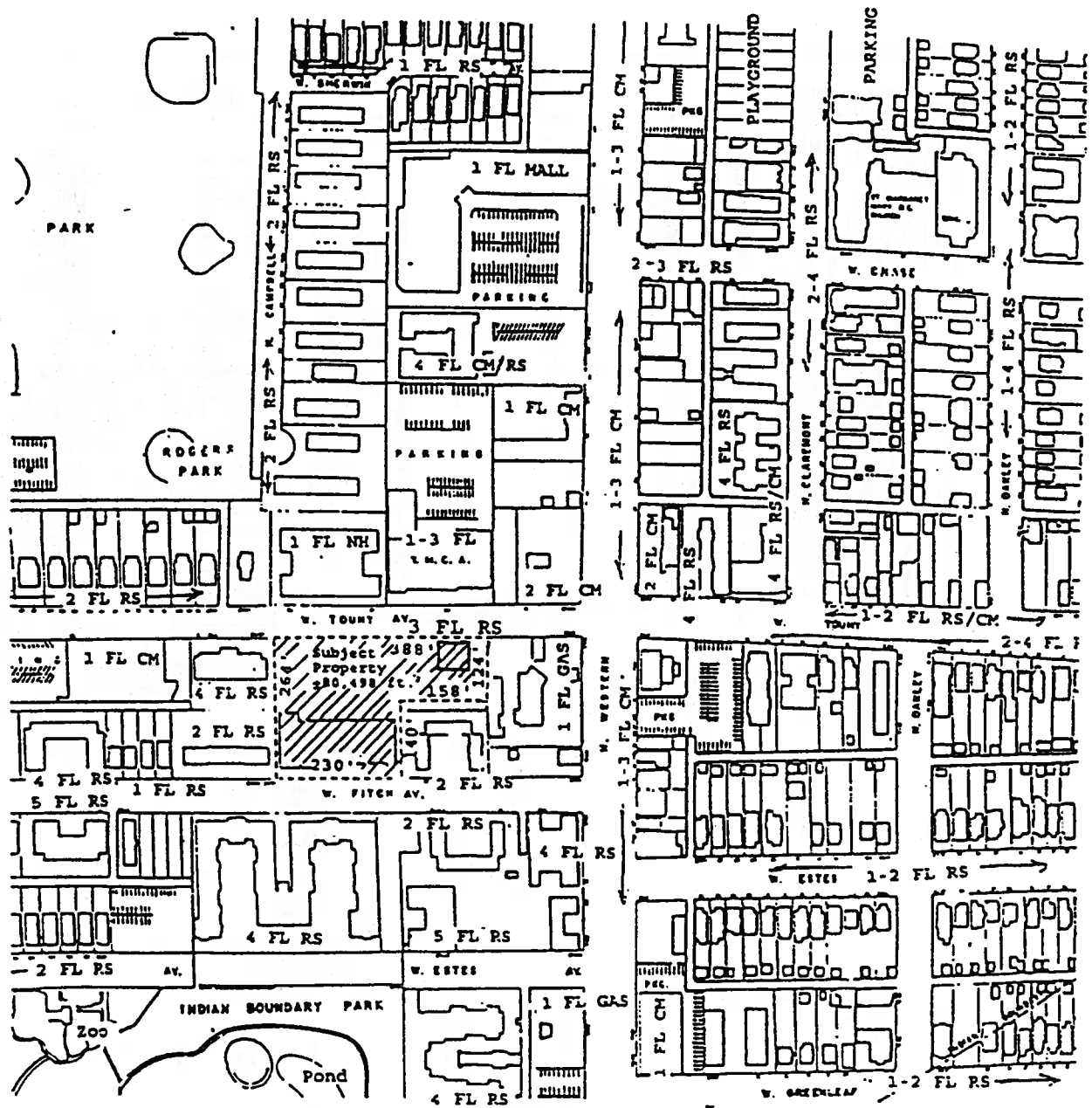


Planned Development
Boundary



Property Line

Existing Land-Use Map.




Applicant: Glencrest Real Estate
& Development, L.L.C.
7370 North Cicero Avenue
Lincolnwood, Illinois 60466

Date: November 13, 1996
Revised: February 13, 1997

LEGEND

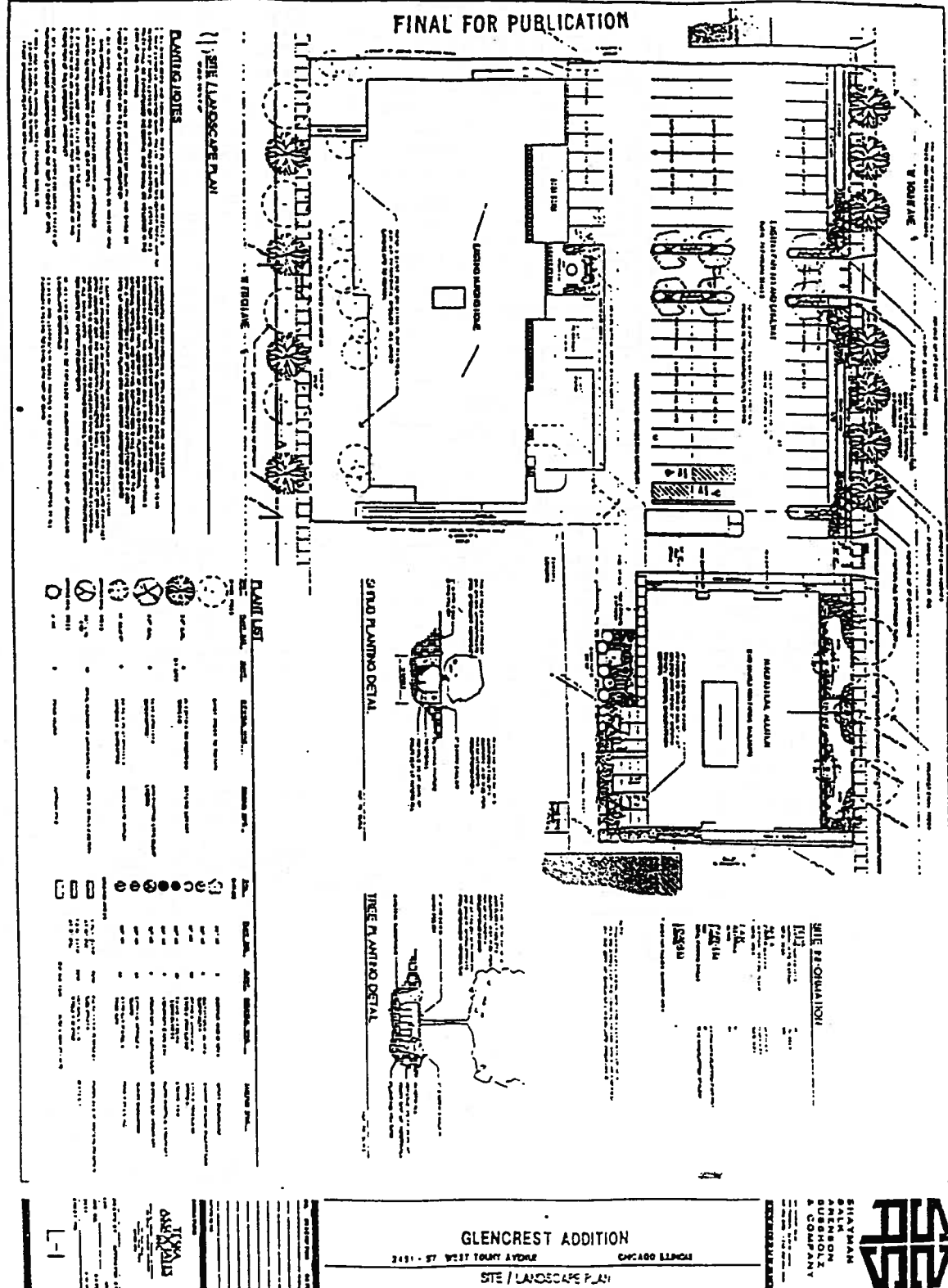
CM - Commercial
FL - Floors
IN - Institutional
NH - Nursing Home
RS - Residential

----- Property Line

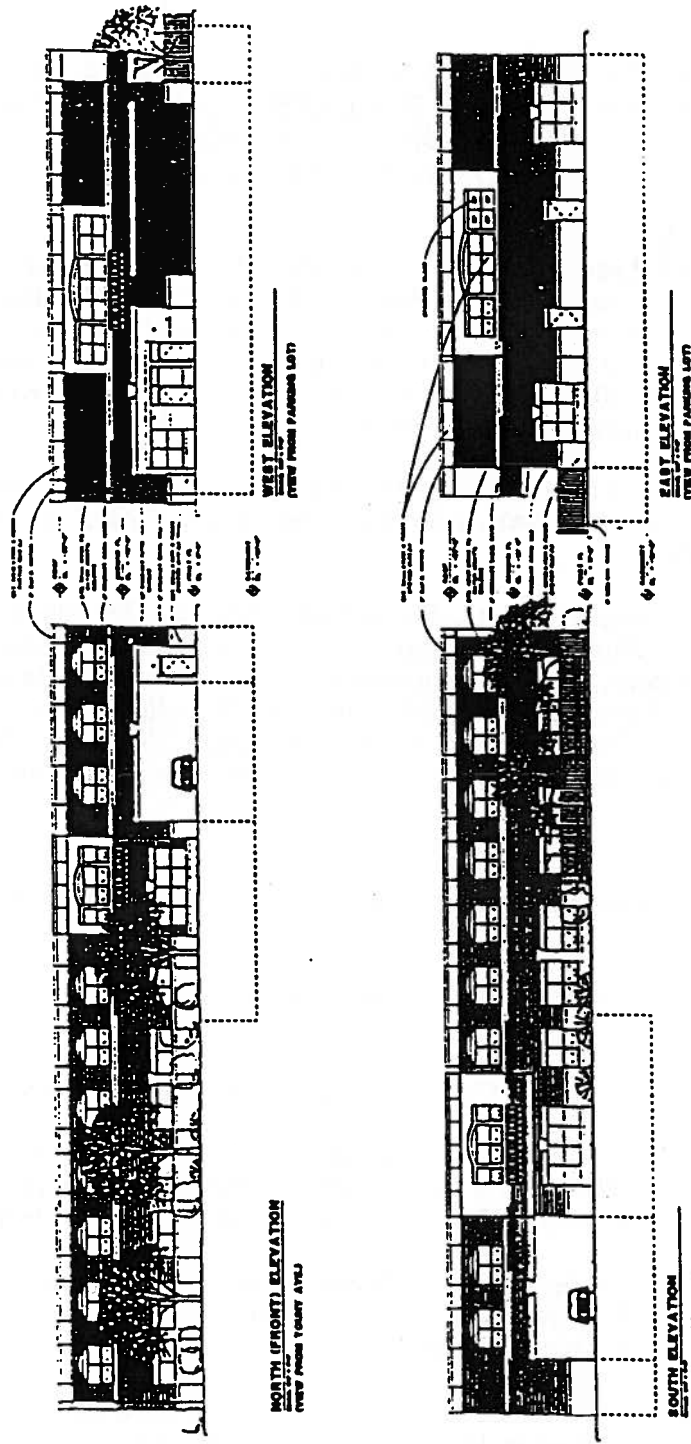
 Subject
Property

Site/Landscape Plan.

Revised February 13, 1997



Building Elevations.



A3

GLENCREST ADDITION

34471 - 57 WEST TURT AVENUE

CHICAGO ILLINOIS

EXTERIOR ELEVATIONS

SHATKIN
SHATKIN
SHATKIN
SHATKIN
& COMPANY



(Continued from page 42156)

Failed To Pass -- AMENDMENT OF CHICAGO ZONING
ORDINANCE BY RECLASSIFICATION OF AREA
SHOWN ON MAP NUMBER 11-M.
(Application Number 11937)

On motion of Alderman Burke, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of the City Council of February 26, 1997, pages 40435 and 40436, recommending that the City Council do not pass a proposed ordinance, printed on page 40436, which amends the Chicago Zoning Ordinance by reclassifying the area shown on Map Number 11-M.

On motion of Alderman Banks, the committee's recommendation was *Concurred In* and the said proposed ordinance *Failed to Pass* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Frias, Olivo, Burke, Jones, Coleman, Peterson, Murphy, Rugai, Troutman, Evans, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Gabinski, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, M. Smith, Moore, Stone -- 49.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

Said ordinance, which failed to pass, reads as follows:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single-Family Residence District symbols and indications as shown on Map Number 11-M in the area bounded by:

a line 447.16 feet north of West Berteau Avenue; a line 299.50 feet east of North Mobile Avenue; a line 407.16 feet north of West Berteau Avenue; and North Mobile Avenue,

to those of an R3 General Residence District and a corresponding use district is hereby established in the area above described.